



97 WISTASTON GREEN ROAD, WISTASTON, CREWE, CHESHIRE, CW2 8QZ

Approximate Gross Internal Area: 87.0 m² ... 937 ft² (excluding garage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

FOR SALE BY INFORMAL TENDER ON FRIDAY 21ST FEBRUARY 2025 AT 12 NOON.

GUIDE PRICE £150,000 - £165,000 PLUS. NO CHAIN.

Traditional three bedroom semi detached house located in the desirable & well established locality of Wistaston. This property offers a fantastic opportunity for enhancement and potential extension, subject to planning permission. Upon entering, you are greeted by the original stained glass door, adding character and charm to the home. There are good size gardens with ample scope to cultivate, landscape etc and additionally the driveway with double wrought iron gates offers parking for several vehicles, ensuring convenience for you and your visitors. Whether you are looking to enhance the current layout or explore the possibility of extending the property, this house offers a blank canvas for you to create your dream home.

DESCRIPTION

A traditional three bedroom semi detached house located in the desirable & well established locality of Wistaston with an incredible degree of potential & scope for enhancement.

This property offers a fantastic opportunity for modernisation and potential extension, subject to planning permission. Upon entering, you are greeted by the original stained glass door, adding character and charm to the home.

There are good size gardens with ample scope to cultivate, landscape etc and additionally the driveway with double wrought iron gates offers parking for several vehicles which could be enlarged if required, ensuring convenience for you and your visitors. Whether you are looking to enhance the current layout or explore the possibility of extending the property, this house offers a blank canvas for you to create your dream home.

NO CHAIN

DIRECTIONS

Proceed from the Nantwich in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane & continue, proceeding over the bridge and past The Woodside pub. Turn left at the mini roundabout into Wistaston Green Road and the property will be located on the left hand side.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 onto the M6 motorway, being approximately 6 miles distance.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross

Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

INFORMAL TENDER PROCEDURE

FOR SALE BY INFORMAL TENDER ON:- FRIDAY 21ST FEBRUARY 2025 AT 12 NOON subject to Conditions & Prior Sale). GUIDE PRICE £150,000 - £165,000 plus.

The property is to be sold by informal tender (subject to conditions & prior sale). Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office.

Tenders are to be submitted in writing by 12 noon on Friday 21st February 2025 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB. Please contact Louise on: / if required.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENCLOSED PORCH

ENTRANCE HALL

LIVING ROOM

(12'2 x 11'9) ((3.71m x 3.58m))

DINING ROOM

(12'0 x 11'0) ((3.66m x 3.35m))

KITCHEN BREAKFAST ROOM

(14'6 x 6'11) ((4.42m x 2.11m))

FIRST FLOOR LANDING

BEDROOM ONE

(12'10 x 10'10) ((3.91m x 3.30m))

BEDROOM TWO

(11'11 x 10'9) ((3.63m x 3.28m))

BEDROOM THREE

(7'3 x 7'3) ((2.21m x 2.21m))

BATHROOM

(7'7 x 7'3) ((2.31m x 2.21m))

EXTERIOR

The property has a lawned front garden & decorative double opening wrought iron gates featuring the house number within the design. There is a driveway providing off road parking.

The rear of the property is of a good size providing ample possibilities for buyers.

GARAGE

(11'5" x 17'5") - external measurements ((3.48m x 5.31m) - external measurements)

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel:

E-mail: . Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

he sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high

street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.